

2/36 Parsons Street, Rangeville, Qld 4350



Sold Unit

Thursday, 24 August 2023

2/36 Parsons Street, Rangeville, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 182 m2

Type: Unit

\$749,000

This outstanding 3-bedroom unit will delight buyers with its convenient location close to a major supermarket, restaurants, and parkland, as well as its quiet location in one of Toowoomba's most loved neighbourhoods within walking distance to Picnic Point and High Street Plaza. Guided by beautiful design, functionality and smart living, the interior of this superb residence encapsulates the best of modern living. Exquisitely finished, it offers high ceilings, light-filled open plan living, stunning kitchen and generous outdoor living. So, if you're looking to downsize but don't want to compromise on style, space, or location, then you better inspect quickly before they are gone.

- Spacious open plan light filled living with eastern aspects
- High functional kitchen will delight the chef in the family
- Premium range of kitchen appliances - pyrolytic oven, induction cooktop & dishwasher
- 3 generous built-in bedrooms
- "Face level" storage & floor to ceiling tiles in the bathrooms
- Stone benchtops throughout
- Under roof alfresco space with ceiling fan
- Double garage with remote control access
- Zoned ducted air conditioning
- Ceiling fans to bedrooms & living
- Security system & security screens to all windows & doors
- 6.3kW solar system (5.0kW inverter)
- Impressive storage
- 8'6" ceilings
- Quality blinds & curtains
- NO body corporate fees
- Walking distance (850m or 9min) to High Street Plaza
 - Drakes Supermarket
 - Restaurants & cafes incl Aromas, Thai on High, Koala Carte & Hook'd Fish & Chips
 - bakery, news agency, bottleshop & hairdressers
 - Medical centre, chemist & pathology
 - Bank of Queensland branch
- Local park just 160m up the street
- 1.4km or 3 min drive (depending on traffic) to Woolworths at the Range Shopping Centre
- 1km or 14min walk to beautiful Picnic Point

General Rates Approx \$1178.60 net 1/2 year
Water Access Charge Approx \$314.60 net 1/2 year